

Dear Esteemed Members of the Housing Committee:

I am writing against H.B. 6593 AN ACT CONCERNING HOUSING AUTHORITY JURISDICTION. This bill Allows for any housing authority to adopt an expanded area of operation outside of their own municipality without first requiring the expressed consent and municipal governing body approval of the other municipality where the authority wants to expand its operations. Meaning any outside housing authority can operate in any other towns outside of their own. For example, Hartford Housing Authority could operate in any other city, suburb or rural community in CT. This is a total attack on local municipal rights and local zoning authority not requiring the permission of the other municipality. This bill is in direct conflict with the very nature of our 169 unique and independent municipalities.

If a municipality decides to jointly engage with another municipality's housing authority, there is a greater likelihood of a productive relationship and positive development. However, if we have an outside authority developing in another municipality without their consent, the outside authority may leverage 8-30g to build outsized projects, overriding local zoning codes on setback, height, density, coverage, etc. and without regard to the infrastructure limitations of the targeted municipality. The potential impacts to the targeted municipality of any outsized development are simply not of any economic or social concern to the outside authority. There needs to be "skin in the game."

There is a symbiotic relationship between cities and towns. Towns provide the clean water and other resources utilized by cities and town residents daily go to cities for work, dining, shopping, entertainment, etc., which provides additional revenue to the cities. Isn't it time to stop pitting cities against suburbs? Do not create an adversarial relationship with this bill. This is forced regionalization.

Considering this policy, the state would have to provide the funding to the city authorities to build in other municipalities, so why not fund the suburban municipalities directly? I live in New Canaan, which has sought and received one moratorium from 8-30g and is in process of getting a second moratorium.

When we were planning the development of Canaan Parish, a 100-unit, all affordable project, we needed additional seed funding to develop the project and was slotted to receive that from the state. In 2018, Governor Lamont removed that seed funding when the state went on a debt diet and it took New Canaan another year to get federal funding to assist with the project. That delay meant our efforts to create 100% affordable units in our town were stalled by the state.

Looking at the April, 12, 2021 press release by the Governor on state funding grants for affordable, we see that of the \$49 million grants, over 52% went to three cities: Hartford, New Haven and Waterbury. How can we not assume that decades of such payments have not had an impact of concentrating poverty? Of the rest of the grants from that announcement, only one grant was in Fairfield County to Stamford for \$1.6 million.

If you truly want to encourage development of more affordable in Southwestern CT cities and suburbs, where the land cost is highest due to its the proximity to New York, then please provide funding directly to the municipality's housing authority. The municipality's housing authority is best suited to develop affordable in their municipality or decide if they want to join with another area municipality in the development of affordable. I urge you to NOT support HB6593 as written.

Thank you,
Maria Weingarten
New Canaan, CT

Governor Lamont's \$49 Million in Seed Money for Affordable Housing

	Grant	# Units	per Unit	Grant by town	% of total	
Branford	3,795,000	67	56,642	3,795,000	7.7%	
Farmington	2,200,000	22	100,000	2,200,000	4.5%	
Hartford	4,000,000	155	25,806			
Hartford	2,700,000	78	34,615			
Hartford	3,900,000	60	65,000	10,600,000	21.5% *	
New Haven	3,358,000	69	48,667			
New Haven	2,831,200	64	44,238			
New Haven	3,320,000	56	59,286			
New Haven	2,000,000	23	86,957	11,509,200	23.4% *	
Newington	4,000,000	72	55,556	4,000,000	8.1%	
Orange	3,600,000	46	78,261	3,600,000	7.3%	
Salisbury	1,500,000	10	150,000	1,500,000	3.0%	New Haven*
Stafford	4,000,000	79	50,633	4,000,000	8.1%	Hartford*
Stamford	1,625,000	34	47,794	1,625,000	3.3%	Waterbury*
Waterbury	3,775,000	44	85,795	3,775,000	7.7% *	52.5%
Willimantic	2,664,000	90	29,600	2,664,000	5.4%	
	49,268,200	969	50,844	49,268,200	100.0%	



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STATE OF CONNECTICUT
GOVERNOR NED LAMONT

Governor Lamont Announces \$49M in State Funding To Build More Units of Affordable Housing In Connecticut

Posted on April 12, 2021

(HARTFORD, CT) – Governor Ned Lamont today announced that more than \$49 million in state funding that will support the development of hundreds of units of affordable housing in towns throughout Connecticut is anticipated to be approved when the State Bond Commission meets later this week.

The governor, who serves as chair of the commission, said the funding supplements his administration's ongoing efforts to expand access to mixed-income housing options in a wide range of Connecticut communities while also building on initiatives to prevent and end homelessness.

"Helping all Connecticut residents afford high-quality housing in the community of their choice supports families, kickstarts the economy, and makes neighborhoods vibrant places to live and work," **Governor Lamont said.** "As more and more families decide to build their future in Connecticut, it's vital we invest in housing. An investment in housing is an investment in family stability, children's success, and the economic health of our entire state."

“Striking the right balance between new construction and preservation has been a delicate dance, one that has required a reorganization and refocus on our internal processes in pursuit of the administration’s vision and the mission of the agency,” **Connecticut Housing Commissioner Seila Mosquera-Bruno said.** “With the announcement of this bond allocation, we have struck that proper balance. This will allow safe, sanitary, and energy-efficient housing that is affordable to be built and preserved, giving Connecticut residents the option and opportunity to live in their community of choice.”

“Affordable housing investments offer tremendous benefits to the state, local communities, and our residents,” **Office of Policy and Management Secretary Melissa McCaw said.** “By providing families stable and affordable housing opportunities we are able to help them in the short-term and greatly enhance their longer term chances of success. This \$49 million investment, combined with our state’s past efforts, adds to our existing affordable housing stock and keeps Connecticut a national leader on this front.”

The funding will be used to support the following projects:

- **Branford:** Parkside Phase 1, 67 Units, \$3,795,000
- **Farmington:** New Horizons Expansion, 22 Units, \$2,200,000
- **Hartford:** Martin Luther King Apartments, 155 Units, \$4,000,000
- **Hartford:** Northeast Hartford Affordable Housing II, 78 Units, \$2,700,000
- **Hartford:** Westbrook Village Phase IV, 60 Units, \$3,900,000
- **New Haven:** 340+ Dixwell, 69 Units, \$3,358,000
- **New Haven:** Hill Central Phase I, 64 Units, \$2,831,200
- **New Haven:** MLK/Tyler, 56 Units, \$3,320,000
- **New Haven:** Richard Street Apartments, 23 Units, \$2,000,000
- **Newington:** Cedar Pointe, 72 Units, \$4,000,000
- **Orange:** Lascana Homes, 46 Units, \$3,600,000
- **Salisbury:** Sarum Village Phase III, 10 Units, \$1,500,000
- **Stafford:** Woodland Springs II, 79 Units, \$4,000,000
- **Stamford:** Lawnhill Terrace 4, 34 Units, \$1,625,000
- **Waterbury:** Linden, 44 Units, \$3,775,000
- **Willimantic:** Hevrin Terrace, 90 Units, \$2,664,000

The State Bond Commission will vote on the allocation during its meeting that will be held at 11:00 a.m. on Friday, April 16. The meeting will be held virtually and will stream live online via the Connecticut Network (CT-N) at ct-n.com.

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